



Legislation Text

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File #: 2017-1123, Version: 1

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**Case # 16-1707**

Terence Schmida  
Joanna M Schmida Rev Trust DTD  
Walter G Schmida Rev Trust DTD  
3301 Duck Avenue C  
FBC 1612.4 Flood Hazard Construction  
Sec. 90-356 Building Permit Required  
Sec. 90-363 Certificate of Occupancy  
Sec. 14-74 Nuisances - **Dismissed**  
FBC 1612.4 Flood Hazard Construction -  
Officer Scott Fraser  
Certified Service: 8-17-2017 - W. Schmida  
Initial Hearing: 8-30-2017

**In compliance 15 Aug 2018; request dismissal**

**Count 1:** Within FEMA designated AE-7 flood zone, interior space at ground level has been enclosed and said areas are actively being used for purposes other than the permitted uses for storage, parking or access to higher building levels. **Count 2:** Construct or allow to be constructed without the required building permits enclosed ground-floor areas for habitation. **Count 3:** Allowed occupancy of enclosed areas below the established flood level- constituting an unauthorized change of use from parking and storage to habitation; said enclosed areas not having been issued a certificate of occupancy, as required. **Count 4:** ~~Front of property exits a dilapidated wooden fence with concrete posts, both of which have deteriorated to the point where they present a danger from falling or collapse and injury to the occupants, neighbors and passers-by.~~ **Count 5:** Construct or allow to be constructed an enclosed area below the established floor level without benefit of the required permits a patio area at the rear of this building.